



EAGLEHURST, EAGLE ROAD, POOLE, DORSET, BH12

£225,000 SHARE OF FREEHOLD

A bright, spacious and well presented two bedroom second floor apartment which is situated just a short level walk away from Westbourne whilst being near to good transport links and the beach. The property is in good order throughout with the added benefit of a garage and balcony.

Purpose built | Two bedrooms | Large lounge | Bathroom & separate WC |
| Balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



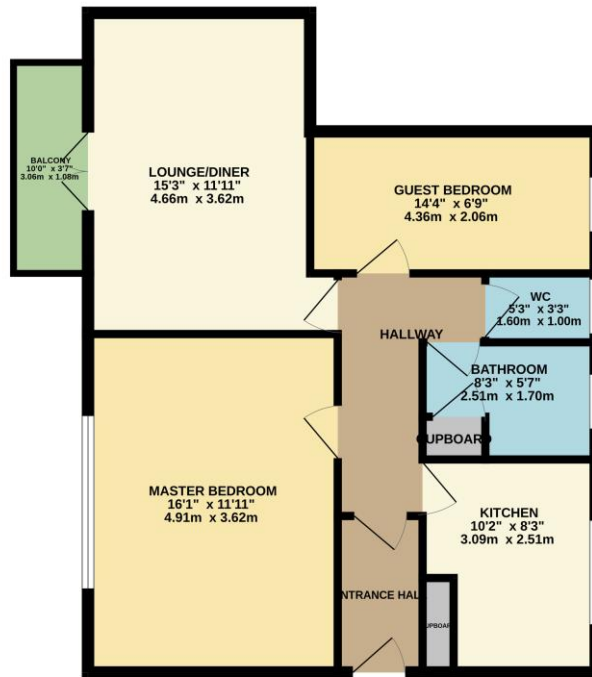
DESCRIPTION

Located in the desirable area of Branksome, this purpose-built flat offers the perfect opportunity for couples or investors looking for a spacious two bedroom property.

The property boasts a large lounge, fitted kitchen, and a spacious bathroom, along with a balcony where you can enjoy the fresh sea air. With the added bonus of a garage, this flat is ready for you to add your personal touch and make it your own.

Situated just a short level walk away from the popular shops, bars, and restaurants in Westbourne, you'll have everything you need right on your doorstep. Plus, you're near the award-winning beach and excellent transport links, including the mainline train station at Branksome.

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA - 682 sq.ft. (63.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

TENURE: Share of Freehold 977 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: Circa £2000 per annum

AT A GLANCE

- Purpose built
- Two bedrooms
- Large lounge
- Bathroom & separate WC
- Modern kitchen
- Balcony
- Garage

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Winkworth